



2 Millpond Court, Kingsley

Frodsham

£650,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



2 Millpond Court

Kingsley, Frodsham

A smart, stylish high-quality family home, built in 2021 to an exacting standard and modern contemporary design, reflecting the character and style of a traditional rural barn.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish Contemporary Detached Family Home
- Built in 2021 In A Rural Barn Style
- Sought After Rural Location
- Close to Kingsley Village Facilities
- Spacious and Flexible High Quality Accommodation
- Four Double Bedrooms and Three Luxury Bathrooms
- Secluded Gardens
- Six Years Warranty Build Remaining







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Kingsley, Frodsham

A smart, stylish high-quality family home, built in 2021 to an exacting standard and modern contemporary design, reflecting the character and style of a traditional rural barn.

The property was built using quality materials and to an intelligent design, incorporating high-quality fittings and luxury finishes. It has an efficient LPG gas heating system together with high levels of thermal insulation, resulting in warmth and economy. There is also 6 years remaining of the NHBC new build warranty. The accommodation extends to an impressive 1810 square feet (168 sq m) and will suit buyers at all stages of life.

The thoughtfully designed accommodation offers exceptional flexibility including a generous ground floor double bedroom with en-suite shower room. The versatile layout provides excellent options for flexible living, guest accommodation, home working, multi generational living and long-term peace of mind. The interior is superbly presented throughout with a combination of clean, stylish décor and warm natural materials. The hallway and family room have features oak slat detailing, there are oak finish floorings, black accents, open plan layout and bi-folding opening to the gardens and pergola. This leads to a coherent contemporary look.



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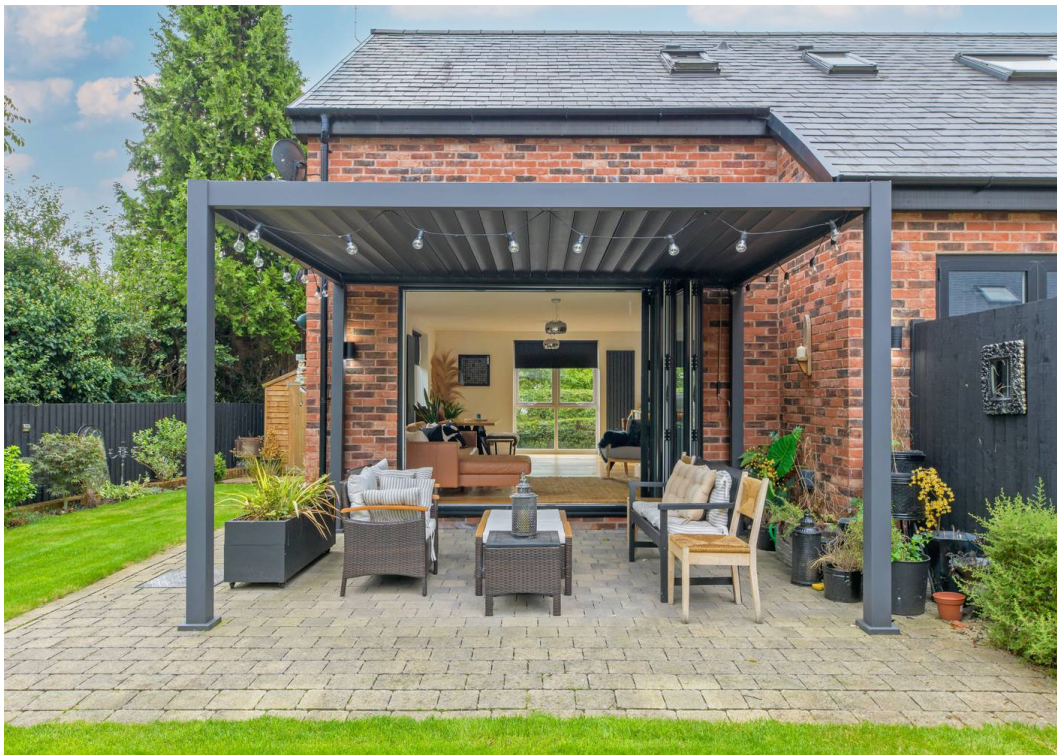
Kingsley, Frodsham

At ground floor level there is an elegant entrance hall which sets the tone impressively. The main day to day living area is a wonderful open plan kitchen/dining and living room. This bright and inviting room has windows to the gardens and bi-folding doors connecting the room seamlessly to a covered outdoor entertaining area. The kitchen is fitted with a range of smart cabinets in a timeless gloss white finish. There is a large central island/breakfast bar, quartz worktops and built in quality appliances. The kitchen connects open plan to the family/dining space. There is a separate lounge providing a quiet space for relaxation. This room also features bi-fold doors opening to the garden. A further ground floor room can be used as a fourth bedroom or as a sitting room, study or a gymnasium, as it is at present. This has a luxury en-suite shower room and completing the ground floor is a cloakroom/WC.

Upstairs offers three spacious double bedrooms and two luxury bathrooms, one being en-suite. There is also a walk-in store and excellent built in storage.

The property forms part of a select collection of just five homes in a small courtyard. There is a block paved driveway providing ample parking and a large carport to the side. The front garden is enclosed by Cheshire railings and features a lawn with flower beds and evergreen hedges. The private rear garden is perfect for alfresco entertaining. There is a patio area with louvred pergola over.







Gascoigne Halman

Gascoigne Halman, Pollard Buildings 1B Church Street – WA6 7DW

01928 739777 • frodsham@gascoignehalman.co.uk • www.gascoignehalman.co.uk/